



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition for Extension of Time**

Meeting Date: 18 February 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-025

Address: 703 W. Gourley Pk.

Petitioner: Erika L. Rodgers

Inspector: Michael Arnold, Matt Swinney, Norman Mosier, Dee Wills

Staff Report: 22 August 2014 Cycle Inspection completed  
28 October 2014 Inspection Report mailed  
22 December 2014 Received Request for Extension of Time

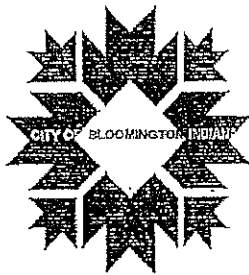
Petitioner is requesting additional time to complete the exterior repairs. This includes tuck pointing, concrete repairs and repairs that will require painting.

Staff recommendation: Grant the Extension of Time

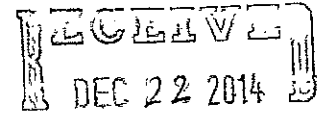
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 28 October 2015 All exterior repairs concrete repairs

Attachments: Application, Cycle Inspection



Application for Appeal  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)



BY: \_\_\_\_\_

**NOTE:** A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 703 W Gourley Pike, Bloomington IN 47404

Petitioner's Name: Erika L Rogers

Address: 703 W Gourley Pike

City: Bloomington State:IN Zip Code: 47404

Phone Number: 812-332-6540 Email Address: [erogers@cbeech.com](mailto:erogers@cbeech.com)

Property Owner's Name: Copper Beech Townhome Communities Twenty-two LLC

Address: 2590 Park Center Blvd suite 200

City: State College State:PA Zip Code: 16801

Phone Number: (814)861-8100 Email Address: [info@cbeech.com](mailto:info@cbeech.com)

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please check the petition type that you are requesting:

- ☒ An extension of time to complete repairs (Petition type TV)
- ☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ Relief from an administrative decision (Petition type AA)
- ☐ Rescind a variance (Petition type RV)

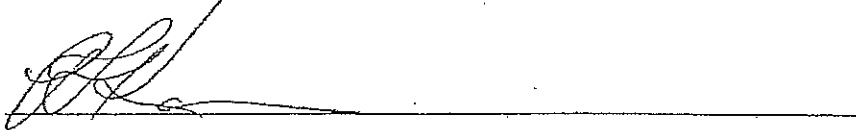
OFFICE USE ONLY

Petition Number 15-TV-25

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Signature (required):



Name (please print):

Date:

*Patrick L. Krave*

*12-21-14*

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



COLONIAL CREST  
Townhomes & Apartments

703 West Gourley Pike  
Bloomington, Indiana 47404  
(812) 332-6540

Date: December 22, 2014

Copper Beech Townhomes on behalf of Colonial Crest is requesting an extension be granted for all exterior work due to weather and exterior temperatures during the winter season. Colonial Crest is requesting extension for brick work including tuck pointing, fascia and soffit repair, exterior door molding and other various exterior work.

Erika Rogers  
Property Manager  
Colonial Crest Apartments  
Phone#: (812) 332-6540

Cycle Report

416

OWNERS

Copper Beach Townhome Communities  
P.O. Box 79  
Boalsburg, PA 16827

AGENT

Ray, Gale  
703 W. Gourley Pike (Office)  
Bloomington, IN 47404

Prop. Location: 703 W Gourley PIKE  
Number of Units/Structures: 208/15  
Units/Bedrooms/Max # of Occupants: 32/1/5 154/2/5 22/3/5

Date Inspected: 09/22/2014

Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 2

Inspectors: Mosier, Arnold,  
Swinney, Wills  
Foundation Type: Slab  
Attic Access: Yes  
Accessory Structure: None

VARIANCE

02/12/2008 NOTE: This permit does not cover unit #129 & #130. These units must remain vacant until such time that the structural repairs have been made and the units re-inspected. This is not a variance to the City of Bloomington Property Maintenance Code.

Monroe County Assessor's records indicate this structure was built in 1982.  
Minimum emergency egress requirements for the time of construction:  
Openable area required: 4.75 sq. ft.  
Clear width required: 18"  
Clear height required: 24"

Maximum Allowable Sill Height: 48" above finished floor

- Room dimensions are in the file or listed on the previous cycle inspection report.
- Only Units/ Rooms with violations shall be listed on this report.

**Typical Egress Window Measurements:**

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982

Height: 44 inches

Width: 33 inches

Sill Height: 35 inches

Openable Area: 10.08 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982

Height: 43.75 inches

Width: 21 inches

Sill Height: 35 inches

Openable Area: 6.38 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982

Height: 32 inches

Width: 18.50 inches

Sill Height: 50 inches

Openable Area: 4.11 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982

Height: 32 inches

Width: 32.75 inches

Sill Height: inches

Openable Area: 7.27 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

## INTERIOR

### BLDG. 1

#### Unit # 1

##### Main Level

##### Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

##### Furnace Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

##### ½ Bathroom

Clean, service and repair the exhaust fan. BMC 16.04.060(c)

#### Upper Level

##### Bathroom

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

##### Rear Bedroom

Properly repair the door to latch completely closed. BMC 16.04.060(a)

#### Unit # 2

##### Main Level

##### ½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

#### Upper Level

##### Bathroom

Repair sink drain to function as intended. BMC 16.04.060(b)

Properly secure the loose toilet seat. BMC 16.04.060(c)

Properly clean and remove the mold/ mildew from the ceiling and walls. BMC 16.04.060(d)

**Unit # 3**

**Main Level**

**Kitchen**

Properly re-caulk around the backsplash to eliminate water infiltration. BMC 16.04.060(a)

**Front Bedroom**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

**Unit # 4**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(b)

Repair the smoke detector to be interconnected. BMC 16.04.060(b)

**Kitchen**

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Repair the GFCI outlet east of the stove to function as intended. BMC 16.04.060(b)

**Upper Level**

**Hallway**

Repair the smoke detector to be interconnected. BMC 16.04.060(b)

**Bathroom**

Repair/ replace all loose tile(s) in the bathtub surround. BMC 16.04.060(a)

**Unit # 5**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

**Furnace Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.  
TPR valve discharge tubes:



- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

## **Upper Level**

### **Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

## **Unit # 6**

### **Main Level**

#### **Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

#### **Furnace Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

### **½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

## **Upper Level**

### **Bathroom**

Properly repair or replace damaged, or missing floor covering. BMC 16.04.060(a)

## **Unit # 7**

### **Main Level**

#### **½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

**Unit # 8**

**Main Level**

**Living Room**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Dining Room**

Repair the sliding door to open. BMC 16.04.060(b)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Upper Level**

**Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Front Bedroom**

Properly secure the light fixture. BMC 16.04.060(b)

**Unit # 9**

**Main Level**

**½ Bathroom**

Repair sink drain to function as intended. BMC 16.04.060(b)

GFCI outlet shall trip as intended. BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Repair sink drain to function as intended. BMC 16.04.060(b)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Rear Bedroom**

Replace the missing strike plate to the entry door. BMC 16.04.060(a)

**Unit # 10**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

### Dining Room

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(b)

Determine the source and eliminate the water leak under the sink. BMC 16.04.060(b)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

### Upper Level

#### Front Bedroom

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a)

### Unit # 11

#### Main Level

##### Furnace Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

### ½ Bathroom

#### Upper Level

##### Bathroom

Repair sink drain to function as intended. BMC 16.04.060(b)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

#### Rear Bedroom

Properly repair the door to latch. BMC 16.04.060(a)

### Unit # 12

#### Upper Level

##### Bathroom

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

## **BLDG. 2**

### **Unit # 13**

#### **Main Level**

##### **Furnace Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

##### **Kitchen**

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

##### **½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

### **Upper Level**

#### **Bathroom**

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

### **Unit # 14**

#### **Main Level**

##### **Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

##### **Dining Room**

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(b)

Properly replace the deteriorated cabinet flooring under the sink. BMC 16.04.060(a)

##### **½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Upper Level**

**Hallway**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Front Bedroom**

Properly secure the loose door hinges so that they may function as intended. BMC 16.04.060(a)

**Unit # 15**

**Main Level**

**Kitchen**

Replace both non-functioning GFCI electrical receptacles with GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

**Upper Level**

**Hallway**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Bathroom**

Repair sink drain to function as intended. BMC 16.04.060(b)

Secure toilet to its mountings. BMC 16.04.060(c)

Repair/ replace the damaged entry door trim. BMC 16.04.060(a)

**Unit # 16**

**Main Level**

**Kitchen**

Replace the missing rubber grommet for the garbage disposal. BMC 16.04.060(c)

**Upper Level**

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Bathroom**

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

## **Unit # 17**

### **Main Level**

#### **Furnace Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

### **Upper Level**

#### **Hallway**

Provide operating power to smoke detector. IC 22-11-18-3.5

#### **Bathroom**

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

## **Unit # 18**

### **Main Level**

#### **Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

#### **Furnace Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### **1/2 Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

### **Upper Level**

#### **Bathroom**

Repair sink drain to function as intended. BMC 16.04.060(b)

### Unit # 19

This unit was not inspected at the time of this inspection, as it was not accessible. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

### Unit # 20

#### Main Level

##### Living Room

Properly repair the damaged trim board at the entry door. BMC 16.04.060(a)

##### Furnace Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

##### Dining Room

Properly repair or replace loose, damaged, or missing floor covering adjacent to the sliding glass door. BMC 16.04.060(a)

##### Kitchen

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

#### Upper Level

##### Bathroom

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(b)

##### Front Bedroom

Properly repair/ replace the damaged door casing. BMC 16.04.060(a)

### Unit # 21

#### Main Level

##### Furnace Closet

Properly repair the door to latch and remain closed. (no strike plate) BMC 16.04.060(a)

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

## **Unit # 22**

### **Main Level**

#### **½ Bathroom**

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

## **Unit # 23**

### **Main Level**

#### **Dining Room**

Properly repair the sliding screen door to function as intended. (off track) BMC 16.04.060(a)

#### **Kitchen**

Properly secure the loose GFCI receptacle adjacent to the left side of sink. BMC 16.04.060(b)

## **Unit # 24**

### **Main Level**

#### **Kitchen**

Properly repair the sliding glass door to fully open and to function as intended. BMC 16.04.060(a)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.030(c)

#### **½ Bathroom**

Properly secure the loose GFCI receptacle so that it may function as intended. BMC 16.04.060(b)



**Upper Level**

**Hallway**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Bathroom**

Repair sink drain to function as intended. BMC 16.04.060(b)

**BLDG. 3**

**Unit # 26**

**Main Level**

**½ Bathroom**

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

**Upper Level**

**Bathroom**

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020.

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Unit # 27**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**Furnace Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

**Kitchen**

Properly secure the loose GFCI receptacle (left side of sink) so that it may function as intended. BMC 16.04.060(b)

**Unit # 28**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Upper Level**

**Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

**Unit # 29**

**Upper Level**

**Hallway**

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

**Rear Bedroom**

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. BMC 16.04.060(b)

**Front Bedroom**

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. BMC 16.04.060(b)

**Unit # 30**

This unit was not inspected at the time of the cycle inspection. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

**Unit # 31**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**Furnace Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

½ Bathroom

Replace the broken handle on the toilet so that it may function as intended. BMC  
16.04.060(a)

**Upper Level**

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Bathroom

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.  
Repair the south wall at tub. BMC 16.04.060(a)

Properly finish the dry wall repairs to the ceiling. BMC 16.04.060(a)

Properly attach and repair the shower surround at the south wall. BMC 16.04.060(a)

**Unit # 32**

**Main Level**

Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC  
16.04.060(a)

**Upper Level**

Bathroom

Properly repair the door to latch completely closed and to function as intended. BMC  
16.04.060(a)

**Unit # 33**

**Main Level**

Furnace Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.  
TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

½ Bathroom

Properly secure the loose GFCI receptacle so that it may function as intended. BMC  
16.04.060(b)

**Unit # 34**

**Main Level**

**Living Room**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

**Kitchen**

Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

**Upper Level**

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Unit # 35**

**Main Level**

**Kitchen**

Properly repair the sliding glass door to fully open and to function as intended. BMC 16.04.060(a)

**Upper Level**

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Properly repair the door to latch completely closed and secure the loose hinges so that it may function as intended. BMC 16.04.060(a)

**Unit # 36**

**Upper Level**

**Hallway**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

**Bathroom**

Repair/replace the damaged door. BMC 16.04.060(a)

**Front Bedroom**

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a)

Properly repair the door to latch completely closed and to function as intended. BMC 16.04.060(a)

#### **BLDG. 4**

##### **Unit # 37**

##### **Main Level**

##### **Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

##### **Kitchen**

Properly repair the sliding glass door to fully open and to function as intended. BMC 16.04.060(a)

Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

##### **Unit # 38**

##### **Main Level**

##### **Furnace Closet**

Properly secure grill on the furnace to ensure proper operation. BMC 16.04.060(c)

##### **Kitchen**

Properly repair or replace loose, damaged, or missing floor covering adjacent to the sliding glass door. BMC 16.04.060(a)

##### **½ Bathroom**

Clean, service and repair the exhaust fan. BMC 16.04.060(c)

##### **Unit # 39**

##### **Upper Level**

##### **Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall adjacent to the bathtub. BMC 16.04.060(a)

##### **Unit # 40**

##### **Main Level**

##### **½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Repair sink drain to function as intended. BMC 16.04.060(b)

**Unit # 41****Main Level****Living Room**

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.  
Properly repair the wall behind the entry door. BMC 16.04.060(a)

**Kitchen**

Properly secure the loose GFCI receptacle (left of sink) so that it may function as intended.  
BMC 16.04.060(b)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Upper Level****Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Unit # 42****Main Level****Living Room**

Replace the missing smoke detector. IC22-11-18-3.5

**Furnace Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

**½ Bathroom**

Properly secure the loose GFCI receptacle so that it may function as intended. BMC 16.04.060(b)

**Upper Level**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Properly secure the loose trim adjacent to bathtub. BMC 16.04.060(a)

**Unit # 43****Main Level****½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Upper Level**

**Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Unit # 44**

**Main Level**

**Living Room**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Kitchen**

Replace the damaged handle to the sliding glass door so that it may function as intended.  
BMC 16.04.060(b)

Repair/ replace the damaged screen door. BMC 16.04.060(a)

Repair/ replace the defective dishwasher so that it may function as intended. BMC  
16.04.060(c)

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s),  
per Indiana Electric Code requirements. BMC 16.04.020

**Upper Level**

**Bathroom**

Repair the toilet in a manner so that it functions as intended and prevents the water from  
constantly running. BMC 16.04.060(c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Unit # 46**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC  
16.04.060(a)

**½ Bathroom**

Repair the toilet to properly drain and to function as intended. (clogged) BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Properly repair or replace loose, damaged, or missing floor covering adjacent to the bathtub.  
BMC 16.04.060(a)

**Unit # 47**

**Main Level**

**Kitchen**

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

**Upper Level**

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Hallway**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Bathroom**

Replace the broken/ damaged sink. BMC 16.04.060(a)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Seal edge of floor covering adjacent to walls. BMC 16.04.060(a)

Repair/replace the damaged door. BMC 16.04.060(a)

**Front Bedroom**

Properly repair the closet door to latch completely closed and to function as intended. BMC 16.04.060(a)

Repair the light fixture to function as intended. BMC 16.04.060(b)

**Unit # 48**

**Main Level**

**Furnace Closet**

Properly repair the closet door to latch completely closed and to function as intended. BMC 16.04.060(a)

**Kitchen**

Repair/ replace the defective dishwasher so that it may function as intended. BMC 16.04.060(c)

Replace all non-functioning GFCI electrical receptacles with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

**½ Bathroom**

Replace the missing exhaust fan. BMC 16.04.060(c)



## **Upper Level**

### **Bathroom**

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

## **BLDG. 5**

### **East Common Hallway**

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

### **Center Common Hallway**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

## **Unit # 49**

### **Main Level**

#### **Entry Hallway**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

#### **Living Room/ Dining Area**

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

#### **Kitchen**

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.  
TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet

- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Middle Bedroom

Properly repair the entry door to latch completely closed and to function as intended. BMC 16.04.060(a)

#### East Bedroom

Properly repair the entry door to latch completely closed and to function as intended. BMC 16.04.060(a)

#### Unit # 50

Finish the Turn Over of unit (Complete all repairs to this unit caused by water damage). BMC 16.04.060(a)

#### Unit # 51

##### Entry Hallway

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

#### Kitchen

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . BMC 16.04.060(b)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Replace the water damaged counter top. BMC 16.04.060(a)

Replace the missing cabinet front for the water heater. BMC 16.04.060(c)

#### Furnace Closet

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Bathroom

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit # 52

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Enclose electrical wiring where the power supply enters the garbage disposal with protective insulation removed inside the garbage disposal and secure with a cable clamp. BMC 16.04.060(c)

Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit # 53

Kitchen

**It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.**

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Properly repair or replace loose, damaged, or missing floor covering adjacent to the sliding glass door. BMC 16.04.060(a)

Bathroom

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Water Heater Closet

Replace the missing water heater clamp. BMC 16.04.060(c)

North Bedroom

Properly repair the entry door to latch completely closed and to function as intended. BMC 16.04.060(a)

Unit # 54

Kitchen

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.030(c)

Repair the entry door leading to the deck to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Hallway

Provide operating power to smoke detector. IC 22-11-18-3.5

#### Bathroom

Replace the deteriorated bathtub. BMC 16.04.060(a)

#### Unit # 55A

##### Kitchen

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Bathroom

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

#### Unit # 55B

##### Living Room

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

##### Kitchen

Replace non-functioning GFCI electrical receptacle on the west wall with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Replace/ repair the loose grommet for the garbage disposal. BMC 16.04.060(c)

#### Unit # 56

##### Living Room

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Repair or replace door knob/lock assembly to the sliding glass door in a manner so that it functions as intended. BMC 16.04.060(b)

Replace the deteriorated door casing at the west side of balcony door. BMC 16.04.060(a)

#### Kitchen

Replace non-functioning GFCI electrical receptacle adjacent to sink (left side) with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

#### Unit # 57

##### Living Room

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

##### Kitchen

Replace non-functioning GFCI electrical receptacle adjacent to sink (right side) with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Replace non-functioning GFCI electrical receptacle on the west wall with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

##### Bathroom

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Seal edge of floor covering adjacent to walls. BMC 16.04.060(a)

#### Unit # 58

##### Living Room

Repair the door leading to the deck area to properly latch without the use of deadbolt. BMC 16.04.060(a)

##### Kitchen

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall (relocate existing smoke detector or provide documentation stating that it is currently located in accordance with manufacturers specifications). IC 22-11-18-3.5

##### Bedroom

Properly repair the entry door to latch completely closed and to function as intended. BMC 16.04.060(a)

Bathroom

Properly replace the defective sink faucet assembly. BMC 16.04.060(a)

**Unit # 59**

Bathroom

Replace the broken handle for the toilet. BMC 16.04.060(a)

**Unit # 60**

Living Room

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Kitchen

Replace non-functioning GFCI electrical receptacle on the east wall with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

**Unit # 61**

Kitchen

Repair or replace door knob/lock assembly on the sliding glass door in a manner so that it functions as intended. BMC 16.04.060(b)

**Unit # 62**

Kitchen

Repair the entry door leading to the balcony to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Hallway

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall (relocate existing smoke detector or provide documentation stating that it is currently located in accordance with manufacturers specifications). IC 22-11-18-3.5

**Unit # 63**

Living Room

Provide operating power to smoke detector. IC 22-11-18-3.5

Hallway

Provide operating power to smoke detector. IC 22-11-18-3.5

Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.  
TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity

- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Unit # 64

##### Kitchen

Determine the source and eliminate the water leak under the sink. BMC 16.04.060(b)

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

##### Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair/ replace the broken light fixture. BMC 16.04.060(b)

##### South Bedroom

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

#### Unit # 65

##### Living Room

Replace the missing smoke detector. IC22-11-18-3.5

##### Hallway

Replace the missing smoke detector. IC22-11-18-3.5

##### Bathroom

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

##### Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

##### North Bedroom

Properly repair the entry door to latch completely closed and to function as intended. BMC 16.04.060(a)

## **BLDG. 6**

### **Common Hallway**

Repair or replace existing smoke detector (adjacent to unit 67, 72A, 77 and 81) in a manner so that it functions as intended. IC 22-11-18-3.5

Properly repair or replace loose, damaged, or missing floor covering. (adjacent to unit 77)  
BMC 16.04.060(a)

### **Unit # 66**

#### **Living Room**

Provide operating power to smoke detector. IC 22-11-18-3.5

#### **Hallway**

Provide operating power to smoke detector. IC 22-11-18-3.5

#### **Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

#### **South Bedroom**

Properly repair the entry door to completely close and latch. BMC 16.04.060(a)

#### **Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

### **Unit # 67**

#### **Kitchen**

Properly clean and remove all mold and mildew from under sink. BMC 16.04.060(d)

#### **Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)



#### Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Unit # 68

##### Kitchen

Replace non-functioning GFCI electrical receptacles with GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Repair the entry door leading to the balcony to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

#### Unit # 70

##### Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

#### Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Unit # 71

##### Kitchen

Replace the deteriorated grommet for the garbage disposal. BMC 16.04.060(c)

Replace the deteriorated door casing on the east side. BMC 16.04.60(a)

#### Closet

Properly secure the loose junction box to the wall. BMC 16.04.060(b)

#### North Bedroom

Properly repair the entry door to completely close and latch. BMC 16.04.060(a)

**Unit # 72A**

**Kitchen**

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

**Bathroom**

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

**Unit # 72B**

**Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Unit # 73**

**Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Unit # 74**

**Kitchen**

Replace non-functioning GFCI electrical receptacles with GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.030(c)

**Unit # 75**

**Kitchen**

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall (relocate existing smoke detector or provide documentation stating that it is currently located in accordance with manufacturers specifications). IC 22-11-18-3.5

**Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

**Unit # 76**

**Kitchen**

Replace non-functioning GFCI electrical receptacle on the west wall with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

**Unit # 77**

This inspection revealed a roach infestation in this unit. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.
2. Removing all items from the pantry floor.

3. Removing all items from the bathroom floor and medicine cabinets.
4. Sanitize all areas where infestation is obviously present.
5. Sanitize all areas where roach droppings are present.
6. Properly store food items in sealed containers. BMC 16.04.090

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation.

BMC 16.04.090(a) and BMC 16.04.090(d)

### **Unit # 78**

#### **Kitchen**

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . BMC 16.04.060(b)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Properly replace the deteriorated grommet for the garbage disposal. BMC 16.04.060(c)

Repair/ replace the threshold the to entry door. (leading to balcony) BMC 16.04.060(a)

Repair door (leading to balcony) to open. BMC 16.04.060(a)

### **Unit # 79**

#### **Kitchen**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Seal the threshold to entry door. (leading to balcony) BMC 16.04.060(a)

#### **Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

#### **Bathroom**

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

## **Unit # 80**

### **Kitchen**

Replace non-functioning GFCI electrical receptacle on the north wall with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

### **Middle Bedroom**

Properly repair the entry door to completely close and latch. BMC 16.04.060(a)

## **Unit # 81**

This inspection revealed a roach infestation in this unit. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.
2. Removing all items from the pantry floor.
3. Removing all items from the bathroom floor and medicine cabinets.
4. Sanitize all areas where infestation is obviously present.
5. Sanitize all areas where roach droppings are present.
6. Properly store food items in sealed containers. BMC 16.04.090

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation.

BMC 16.04.090(a) and BMC 16.04.090(d)

### **Bathroom**

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

### **Middle Bedroom**

Properly repair the entry door to completely close and latch. BMC 16.04.060(a)

### **West Bedroom**

Properly repair the entry door to completely close and latch. BMC 16.04.060(a)

## **Unit 82**

### **Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

### **Bathroom**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

## **BLDG. 7**

### **Unit # 83**

#### **Main Level**

##### **½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly replace the deteriorated trim board. BMC 16.04.060(a)

##### **Hallway**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

#### **Upper Level**

##### **Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

##### **Upstairs Hall**

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

##### **Bathroom**

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

### **Unit # 84**

#### **Main Level**

##### **Kitchen**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

**It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.**

### **Unit # 85**

##### **Kitchen**

Clean and service the stove exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 86**

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

**Unit # 87**

**Main Level**

**Laundry Closet**

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

**Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Upper Level**

Install/replace batteries in all smoke detectors so that they function as intended. IC 22-11-18-3.5

**Unit # 88**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Replace the missing laundry closet door. BMC 16.04.060(a)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

**Hallway**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

**Upper Level**

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Interior wall by tub shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

**Unit # 89**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**Kitchen**

Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

**Unit # 90**

Storage unit no inspection was conducted.

**BLDG. 8**

**Unit # 91**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**½ Bathroom**

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

**Utility Closet**

Provide a complete directory of all service panels and circuits. BMC 16.04.020

**Kitchen**

Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

**Upper Level**

**Bathroom**

Interior wall next to light switch shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Repair/replace the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 92**

**Main Level**

**Hallway**

Repair or replace laundry closet doors so they function as intended. BMC 16.04.060(a)

Kitchen

Replace the missing range burners for the stove. BMC 16.04.060(c)

Properly secure the loose GFCI receptacle. (left side of sink) BMC 16.04.060(b)

Upper Level

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

Rear Left Bedroom

Properly install approved and correct size vent cover in the floor. BMC 16.04.060(a)

Replace the broken/missing phone jack cover plate. BMC 16.04.060(a)

Unit # 93

Main Level

Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Hallway

Replace the laundry closet door knob. BMC 16.04.060(a)

½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit # 94

Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

Properly secure the loose GFCI receptacle. (left side of sink) BMC 16.04.060(b)

Upper Level

Bathroom

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)



**Unit # 95**

**Main Level**

**Entry Hallway**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Replace the missing baseboard adjacent to the entry door. BMC 16.04.060(a)

**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

Repair or replace laundry closet doors so they function as intended. BMC 16.04.060(a)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Utility Closet**

Provide a complete directory of all service panels and circuits. BMC 16.04.020

**Kitchen**

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**Dining Room**

This unit has 3 approved sleeping rooms. During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

**Upper Level**

**Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 96**

**Main Level**

**Entry Hallway**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

### Dining Room

Install trim board to seal gaps from between the carpet and baseboards. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

### Kitchen

Replace the missing range burners. BMC 16.04.060(c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(b)

### Utility Closet

Provide a complete directory of all service panels and circuits. BMC 16.04.020

### ½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly re-caulk around the sink to eliminate water infiltration. BMC 16.04.060(a)

Install trim board to seal gaps from between the flooring and baseboards. BMC 16.04.060(a)

### Hallway

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

### Upper Level

#### Back Bedroom

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

#### Bathroom

Properly repair the GFCI receptacle to be plumb against the wall. BMC 16.04.060(b)

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(b)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 97**

**Main Level**

**Kitchen**

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

**½ Bathroom**

Replace broken/missing light switch cover plate. BMC 16.04.060(a)

**Upper Level**

**Hallway**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Bathroom**

Replace the cracked/ damaged sink. BMC 16.04.060(a)

**Unit # 98**

**Main Level**

**Entry Hallway**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**Dining Room**

This unit has 3 approved sleeping rooms. During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

**½ Bathroom**

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

**Upper Level**

**Front Bedroom**

The clear opening area for the emergency egress window shall not be blocked by furniture or storage. BMC 16.04.060(b)

## BLDG. 9

### Unit # 99

#### Main Level

##### Utility Closet

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

##### Living Room

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

### Upper Level

#### Bathroom

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(a)

### Unit # 100

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

### Unit # 101

#### Main Level

##### Utility Closet

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

##### Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

##### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Unit # 102**

**Main Level**

**Kitchen**

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Unit # 103**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Utility Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

**Kitchen**

Repair the sliding glass door to function as intended. (off the track) BMC 16.04.60(a)

Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

**Unit # 104**

**Main Level**

**Utility Closet**

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**Kitchen**

Repair the sliding glass door to function as intended. BMC 16.04.60(a)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

### Upper Level

#### Bathroom

Interior wall by tub shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Secure loose electrical GFCI receptacle. BMC 16.04.060(b)

### Unit # 105

#### Main Level

#### Utility Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Kitchen

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

#### ½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

### Unit # 107 B

#### Entryway

Affix a unit identification number to the front entry door of this unit.

- Numbers shall be a minimum of 4 inches tall.
- Numbers shall contrast with their background. BMC 16.04.100

#### Kitchen

Replace non-functioning GFCI electrical receptacle above the sink with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

#### Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit # 108**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Utility Closet**

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

Install/replace all batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

**Bathroom**

Secure toilet to its mountings. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit # 109**

**Main Level**

**Kitchen**

Clean and service the stove exhaust fan so that it functions as intended. BMC 16.04.060(c)

Repair the GFCI outlet (right side of stove) to function as intended. BMC 16.04.060(b)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 110**

**Main Level**

**½ Bathroom**

Replace the broken towel rack. BMC 16.04.060(a)

#### Kitchen

It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

#### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

#### Upper Level

##### Hallway

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

#### Unit # 111

##### Main Level

##### Utility Closet

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### ½ Bathroom

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

#### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

#### Upper Level

##### Bathroom

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)



## **Unit # 112**

### **Main Level**

#### **Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Replace the missing smoke detector. IC22-11-18-3.5

#### **Kitchen**

**It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.**

#### **Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

### **Upper Level**

#### **Bathroom**

Properly clean and surface coat stained ceiling area. BMC 16.04.060(a)

## **Unit # 113**

### **Main Level**

#### **Utility Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### **½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly replace the damaged/ cracked sink. BMC 16.04.060(a)

#### **Kitchen**

**It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.**

Unit # 114

Main Level

Living Room

Replace the missing smoke detector. IC22-11-18-3.5

Kitchen

Repair or replace sliding glass door handle/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

Utility Closet

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

½ Bathroom

Properly seal along edge of floor covering and trim board. BMC 16.04.060(a)

Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Upper Level

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Rear Bedroom

The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. (Blocked) The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

BLDG. 10

Common Hallway

Install a smoke detector in an approved location. (adjacent to units 122 A & B) If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

**Unit # 115**

**Main Level**

**Utility Closet**

Repair the hole in the west wall. BMC 16.04.060(a)

**½ Bathroom**

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Repair/replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

**Back Bedroom**

Repair/replace the door latch properly and function as intended. BMC 16.04.060(a)

**Unit # 116**

**Main Level**

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit # 117**

**Main Level**

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Unit # 118**

**Main Level**

**Utility Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.  
TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity

- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Hallway

Replace the missing smoke detector. IC22-11-18-3.5

#### Unit # 119

##### Main Level

##### Living Room

Properly repair or replace loose, damaged, or missing floor covering adjacent to the entry door. BMC 16.04.060(a)

Provide operating power to smoke detector. IC 22-11-18-3.5

##### ½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

##### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

#### Upper Level

##### Bathroom

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

#### Unit # 120

##### Main Level

##### Living Room

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

##### ½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

##### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Hallway**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC  
22-11-18-3.5

**Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

**Unit # 121**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC  
22-11-18-3.5

**Kitchen**

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**½ Bathroom**

Repair the toilet in a manner so that it functions as intended and prevents the water from  
constantly running. BMC 16.04.060(c)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC  
16.04.050(b) and BMC 16.04.060(b)

**Unit # 122A**

**Kitchen**

Properly repair, then clean and surface coat damaged or stained ceiling area above the  
refrigerator. BMC 16.04.060(a)

**Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 122B**

**Living Room**

Repair the hole in the west wall. BMC 16.04.060(a)

Repair or replace existing smoke detector in a manner so that it functions as intended. IC  
22-11-18-3.5

**Kitchen**

Replace the missing stove burners. BMC 16.04.060(c)

**Unit # 123**

**Main Level**

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

**Back Bedroom**

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

**Front Bedroom**

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

**Unit # 124**

**Main Level**

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

**It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.**

**½ Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

**Upper Level**

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Front Bedroom**

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a)

**Unit # 125**

**Main Level**

**½ Bathroom**

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Hallway**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

**Unit # 126**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**Upper Level**

**Bathroom**

Properly re-caulk around the sink to eliminate water infiltration. BMC 16.04.060(a)

**Front Bedroom**

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a)

**Unit # 127**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**BLDG. 11**

**Common Hallway**

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials (adjacent to units 139 A & B). BMC 16.04.060(a)

Install a smoke detector in an approved location. (adjacent to units 139 A & B) If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

**Unit # 131**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Utility Room**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Properly replace/ repair the damaged/ broken panel box cover. BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

**Hallway**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Unit # 132**

**Main Level**

**½ Bathroom**

Replace the damaged/ cracked sink. BMC 16.04.060(a)

**Upper Level**

**Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 133**

**Upper Level**

**Hallway**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Bathroom**

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)



**Unit # 134**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**½ Bathroom**

Replace the trim board at edge of floor covering. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

**Unit # 135**

**Main Level**

**Living Room**

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

**Utility Closet**

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

**½ Bathroom**

Properly re-caulk around the sink to eliminate water infiltration. BMC 16.04.060(a)

**Upper Level**

**Bathroom**

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Properly clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

**Unit # 136**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Front Bedroom**

Replace damaged or torn window/door screen(s). BMC 16.04.060(a)

**Unit # 137**

**Main Level**

**Utility Closet**

Eliminate all unused openings in service panel/junction box, by installing approved rigid knockout blanks. BMC 16.04.060(c)

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

**Kitchen**

Repair or replace sliding glass door in a manner so that it is reasonably weather tight, excludes the entrance of rodents, and functions as intended. BMC 16.04.060(a)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 138**

**Main Level**

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Properly re-caulk around the sink to eliminate water infiltration. BMC 16.04.060(a)

**Unit # 139A**

**Kitchen**

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**Unit # 139B**

**Bedroom**

Replace the damaged thermostat control unit. BMC 16.04.060(c)

**Hallway**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Bathroom**

Properly secure the GFCI receptacle. BMC 16.04.060(b)

**Unit # 140**

**Main Level**

**Living Room**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

**Kitchen**

Repair/replace the existing water heater to a sealed, jacketed and insulated model approved for under-counter installation as stated by the manufacturer. (no hot water) BMC 16.04.060(c)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

**½ Bathroom**

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

**Front Bedroom**

Replace damaged or torn window/door screen(s). BMC 16.04.060(a)

**Back Bedroom**

Replace damaged or torn window/door screen(s). BMC 16.04.060(a)

**Unit # 141**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Upper Level**

**Bathroom**

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

**Unit # 142**

**Main Level**

**Living Room**

Replace the missing smoke detector. IC22-11-18-3.5

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair screen door to function as intended. BMC 16.04.060(a)

**½ Bathroom**

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

**Upper Level**

**Hallway**

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Repair/ replace the damaged baseboard trim. BMC 16.04.060(a)

Provide operating power to smoke detector. IC 22-11-18-3.5

**Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Replace the damaged/ cracked sink. BMC 16.04.060(a)

Replace the broken toilet seat. BMC 16.04.060(a)

**Unit # 143**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Provide operating power to smoke detector. IC 22-11-18-3.5

**Utility Closet**

Repair or replace utility closet doors so they function as intended. BMC 16.04.060(a)

**Kitchen**

Repair or replace sliding glass door handle/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

½ Bathroom

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Upper Level**

Bathroom

Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Back Bedroom

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

**Unit # 144**

**Main Level**

Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Unit # 145**

**Main Level**

Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit # 146**

**Main Level**

Living Room

Replace the missing smoke detector. IC22-11-18-3.5

Kitchen/ Dining Area

Provide operating power to smoke detector. IC 22-11-18-3.5

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**BLDG. 12**

**Unit # 147**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Utility Closet**

Provide a complete directory of all service panels and circuits. BMC 16.04.020

**Kitchen**

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

**Upper Level**

**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

**Unit # 148**

**Main Level**

**Kitchen**

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Unit # 149**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Replace the missing stove burners. BMC 16.04.060(c)

Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Upper Level

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit # 150

Main Level

Kitchen

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.**

Upper Level

Bathroom

Repair or replace door knob assembly in a manner so that it functions as intended. BMC 16.04.060(b)

Unit # 151

Upper Level

Bathroom

Interior wall by tub shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Unit # 152

Main Level

½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit # 153

Main Level

Living Room

Provide operating power to smoke detector. IC 22-11-18-3.5

#### Utility Closet

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

#### Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

#### Upper Level

##### Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Repair or replace door knob assembly in a manner so that it functions as intended. BMC 16.04.060(b)

#### Unit # 154B

##### Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.**

##### Bedroom

Properly repair the window to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)

Properly repair floor adjacent to window. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. (floor is sunk in) BMC 16.04.060(a)

##### Bathroom

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

#### Unit # 155

##### Main Level

##### Living Room

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

##### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)



**Unit # 156**

**Main Level**

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

**½ Bathroom**

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Interior wall by tub shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

**Unit # 157**

**Main Level**

**Kitchen**

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Unit # 158**

**Main Level**

**Utility Closet**

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

**Upper Level**

**Hallway**

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

**Bathroom**

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

**Unit # 159**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Utility Closet**

Provide a complete directory of all service panels and circuits. BMC 16.04.020

**Kitchen**

Properly secure the faucet assembly. (loose) BMC 16.04.060(a)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Rear Bedroom**

Properly repair or replace loose, damaged, or missing floor covering at the threshold. BMC 16.04.060(a)

**Unit # 160**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

**Upper Level**

**Hallway**

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

**Unit # 161**

**Main Level**

**Utility Closet**

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Repair the sink to eliminate water dripping continuously. BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit # 162**

**Main Level**

**Living Room**

Replace the missing smoke detector. IC22-11-18-3.5

**Utility Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Upper Level**

**Front Bedroom**

Repair/replace the door latch properly and function as intended. BMC 16.04.060(a)

**BLDG. 13**

**Unit # 163**

This unit is currently under a different deadline due to a previous complaint inspection.

**Unit # 164**

**Main Level**

**Utility Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

**Unit # 165**

**Upper Level**

**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit # 166**

**Main Level**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Utility Closet**

Provide a complete directory of all service panels and circuits. BMC 16.04.020

**Unit # 167**

**Bathroom**

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

**Unit # 172**

**Kitchen**

Provide operating power to smoke detector. IC 22-11-18-3.5

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit # 173**

**Bedroom**

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

**Bathroom**

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

Determine the source and eliminate the water leak when the shower faucet is turned on. It sprays out at the shower wall. BMC 16.04.060(b)

**Unit # 174**

**Bathroom**

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

**Kitchen**

Secure loose electrical GFCI receptacle. BMC 16.04.060(b)

**Unit # 175**

**Bathroom**

Replace the broken faucet handle for the cold water. BMC 16.04.060(a)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Unit # 176**

**Living Room**

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

**Unit # 178**

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit # 179**

**Main Level**

**Utility Closet**

Provide a complete directory of all service panels and circuits. BMC 16.04.020

**Kitchen**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**Unit # 180**

**Main Level**

**½ Bathroom**

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor, remove the moldy caulk first. BMC 16.04.060(a)

**Unit # 181**

**Main Level**

**Utility Closet**

The closet was not accessible at the time of this inspection. (blocked) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**Kitchen**

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Properly secure the loose GFCI receptacle on the east wall. BMC 16.04.060(b)

**Unit # 182**

**Main Level**

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

**Upper Level**

**Rear Bedroom**

Repair/replace the door to close and latch as intended. BMC 16.04.060(a)

**BLDG. 14**

**Unit # 183**

**Main Level**

**Living Room**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

**Utility Closet**

The closet was not accessible at the time of this inspection. (blocked) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property.

**This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**Kitchen**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly repair/ replace the toilet to function as intended. BMC 16.04.060(c)

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

**Unit # 184**

**Main Level**

**Kitchen**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**Utility Closet**

The closet was not accessible at the time of this inspection. (blocked) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property.

**This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**Upper Level**

**Bathroom**

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(a)

**Unit # 185**

**Main Level**

**Utility Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

**Unit # 186**

**Main Level**

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

**Unit # 187**

**Main Level**

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

**½ Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

**Upper Level**

**Bathroom**

Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

Repair or replace the peeling linoleum around toilet and sink. BMC 16.04.060(a)

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(a)



## **Unit # 188**

### **Main Level**

#### **Utility Closet**

The closet was not accessible at the time of this inspection. This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

#### **Kitchen**

Repair garbage disposal to function as intended. BMC 16.04.060(c)

#### **½ Bathroom**

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

## **Upper Level**

### **Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

Determine the source and eliminate the water leak under the sink. BMC 16.04.060(b)

## **Unit # 189**

### **Main Level**

#### **Living Room**

Provide operating power to smoke detector. IC 22-11-18-3.5

#### **Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

#### **½ Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

#### **Stairway**

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

## **Unit # 190**

### **Main Level**

#### **Utility Closet**

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.  
TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

#### Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

#### **Unit # 191**

##### **Main Level**

##### Utility Closet

The closet was not accessible at the time of this inspection. (blocked) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property.

**This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

#### Kitchen

Properly secure the loose GFCI receptacle on the east of sink. BMC 16.04.060(b)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

#### ½ Bathroom

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

#### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

#### **Unit # 192**

##### **Main Level**

##### Utility Closet

The closet was not accessible at the time of this inspection. (blocked) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property.

**This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

#### Kitchen

**(The sliding glass door in this unit was not inspected. There was no access. Check at re-inspection.)**

**It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.**

## BLDG. 15

### Unit # 193

#### Main Level

##### Living Room

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

##### Utility Closet

Provide a complete directory of all service panels and circuits. BMC 16.04.020

##### Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

##### Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

### Upper Level

#### Front Bedroom

Repair/replace the door to close and function as intended. BMC 16.04.060(a)

#### Rear Bedroom

Repair/replace the door to latch and function as intended. BMC 16.04.060(a)

### Unit # 194

#### Main Level

##### Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

##### Utility Closet

The closet was not accessible at the time of this inspection. (blocked) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

### Unit # 195

#### Main Level

##### Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

##### Utility Room

Provide a complete directory of all service panels and circuits. BMC 16.04.020

Kitchen

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Upper Level

Hallway

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Unit # 196

Main Level

Utility Closet

Provide a complete directory of all service panels and circuits. BMC 16.04.020

Unit # 197

This unit was not inspected at the time of this inspection, as it was not accessible. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit # 199

Main Level

Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Utility Closet

Provide a complete directory of all service panels and circuits. BMC 16.04.020

Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Properly secure the loose GFCI receptacle east of sink. BMC 16.04.060(b)

Repair the surface of the ceiling around the light fixture to be free of cracks. BMC 16.04.060(a)

Unit # 200

Main Level

Living Room

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Repair the wall east of the sliding glass door. BMC 16.04.060(a)

**Unit # 201**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Properly finish the repairs to wall adjacent to the utility closet doors. BMC 16.04.060(a)

**Kitchen**

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

**Upper Level**

**Bathroom**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Front Bedroom**

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**Unit # 201**

**Main Level**

**Living Room**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

**Kitchen**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

**EXTERIOR**

**General Conditions:**

**These conditions apply to all structures:**

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e) (North end of structure).

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Replace the missing/deteriorated A/C coolant line insulation. BMC 16.04.050(a)

**Building 1:**

Properly seal/caulk the openings/gaps around the sliding doors. BMC 16.04.050) (All sliding doors).

Replace the missing diverter on the downspout at the NE corner of the structure. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (at sliding door of unit 2).

Repair/replace the deteriorated/missing trim adjacent to unit 3 & 4 doors. BMC 16.04.050(a)

Replace the missing siding on the gable end above unit 4. BMC 16.04.050(a)

Properly tuck point west wall of unit 11 adjacent to the back door light. BMC 16.04.050(a)

**Building 2:**

Repair/replace the damaged/missing gutter at the NW corner of the structure. BMC 16.04.050(a) (Sagging)

Properly tuck point the wall adjacent to the meters and sliding door of unit 14. BMC 16.04.050(a)

Properly tuck point the west wall between units 15 & 16. BMC 16.04.050(a)

Replace the deteriorated landscape timber adjacent to unit 17. BMC 16.04.040(d)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (At the sliding door of unit 19).

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (At the sliding door of unit 22).

Properly tuck point the crack in the wall between units 22 & 23. BMC 16.04.050(a)

Properly caulk/seal around the east side second level window of unit 24. BMC 16.04.050(a)

Properly caulk/seal around the west side main level window of unit 24. BMC 16.04.050(a)

Properly tuck point the wall adjacent to the west side main level window of unit 24. BMC 16.04.050(a)

Properly repair/replace the damaged/deteriorated fencing between units 23 & 24. BMC 16.04.040(g)

**Building 3:**

Secure the loose soffit above unit 27. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the entry door of unit 25. BMC 16.04.050 (All sliding doors).

Repair/replace the deteriorated trim around the sliding door of unit 25. BMC 16.04.050(a)

Properly tuck point the east wall between units 25 & 26. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (Unit 27 entry).

Repair/replace the deteriorated trim around the sliding door of unit 27. BMC 16.04.050(a)

Replace the deteriorated fascia above unit 28. BMC 16.04.060(a)

Properly tuck point the east wall between the window and door of unit 28. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the sliding doors of unit 29. BMC 16.04.050 (All sliding doors).

Replace/remove the broken shutter by the door to unit 30. BMC 16.04.050(a)

Properly tuck point the west wall between units 34 & 35. BMC 16.04.050(a)

Properly caulk/seal the top of the sliding door unit 35. BMC 16.04.050(a)

Repair/replace the deteriorated trim around the sliding door of unit 36. BMC 16.04.050(a)

**Building 4:**

Secure the loose fascia trim on the south side of the structure. BMC 16.04.050(a)

Properly tuck point the SE corner of the structure at the lower level of unit 37. BMC 16.04.050(a)

Remove the trees growing at the foundation and around the A/C at unit 37. BMC 16.04.040 (e)

Repair/replace the failing fence at unit 37. BMC 16.04.040(g)

Properly tuck point the west wall of the structure between the window and sliding door of unit 37. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the sliding doors of unit 37. BMC 16.04.050)  
(All sliding doors).

Properly tuck point the east wall of the structure between the lower level windows of units 38 & 39. BMC 16.04.040(e)

Remove the trees growing at the foundation and around the A/C at unit 40. BMC 16.04.040(e)

Properly tuck point the west wall at the meters on unit 45. BMC 16.04.050(a)

Properly tuck point the west wall of the structure at unit 46. BMC 16.04.050(a)

Properly tuck point the east wall of the structure between the lower level windows of units 46 & 47. BMC 16.04.050(a)

Replace the missing fascia trim above unit 47. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the sliding doors. BMC 16.04.050) (All sliding doors).

**Building 5:**

Repair/secure the brick façade to the structure –North wall – east corner. BMC 16.04.050(a)

Replace the missing soffit pieces at the SW corner. BMC 16.04.050(a)

Secure the loose outlet (J-boxes) to the structure for outlets on the balconies. BMC 16.04.050(b)

Replace the deteriorated window sill at unit 57. BMC 16.04.050(A)

Secure the shutter adjacent to unit 65. BMC 16.04.060(a)

**Building 6:**

Replace the missing cap on the drain at the SE corner of the building. BMC 16.04.050a)

Re-label electric meters and shut-off switches where missing or peeling. BMC 16.04.050(b)

Re-attach the downspout turn out at the SW corner. BMC 16.04.050(a)

Repair/replace the damaged/missing siding trim at the SW corner. BMC 16.04.050(a)



Replace the deteriorated entry door trim and frame at entry 66/71. BMC 16.04.050(a)

Replace the deteriorated entry door trim and frame at entry 77/82. BMC 16.04.050(a)

Replace the deteriorated entry door trim and frame at entry 77/82. BMC 16.04.050(a)

Properly repair the sidewalk for entry to door to 77-82. BMC 16.04.050(a)

**Building 7:**

Remove the downed portion of the tree between buildings 6 and 7. BMC 16.04.040(e)

Repair/secure the wing wall at the SW corner of the structure. BMC 16.04.050(a)

Replace the damaged light fixture above the laundry room entry. BMC 16.04.050(a)

Repair/replace the deteriorated door trim at units 83 and 84. BMC 16.04.050(a)

Repair/replace the damaged/deteriorated concrete patio for units 83 and 84. BMC 16.04.040(c)

Repair/secure the fence between units 84 and 85. BMC 16.04.040(g)

Repair the brick façade under the living room window of unit 88. BMC 16.04.050(A)

Replace the missing brick/patch the whole adjacent to the door at unit 89. BMC 16.04.050(A)

Repair/replace the deteriorated door trim at units 89 and 90. BMC 16.04.050(a)

Properly secure the brick façade and repair the cracks in the wall at unit 90. BMC 16.04.050(A)

**Building 8:**

Replace the deteriorated door trim at unit 94. BMC 16.04.050(a)

**Building 9:**

Repair the curb/sidewalk in front of the bus shelter opposite of the pool. BMC 16.04.050 (a)

Properly seal/caulk the openings/gaps around the sliding doors. BMC 16.04.050) (All sliding doors).

Properly tuck point crack west of the kitchen window of unit 99. BMC 16.04.050(a)

Properly tuck point crack at NE corner under living room window of unit 99. BMC 16.04.050(a)

Properly tuck point above the kitchen window of unit 100. BMC 16.04.050(a)

Remove the vines/vegetation from the A/C at unit 102. BMC 16.04.040(g)

Properly tuck point crack in the wall between units 102 and 103. BMC 16.04.050(a)

Repair/replace the deteriorated patio at unit 108. BMC 16.04.040(c)

Repair/replace the deteriorated patio at unit 109. BMC 16.04.040(c)

Repair the crack/trip hazard in the patio at unit 112. BMC 16.04.040(c)

Repair the crack/trip hazard in the patio at unit 113. BMC 16.04.040(c)

**Building 10:**

Patch the hole at slider of unit 123. BMC 16.04.050)

Re-set the RR tie that is lying in the sidewalk. BMC 16.04.050(c)

Tuck point the crack between the window and the slider of unit 125. BMC 16.04.050(a)

Repair/replace the damaged/hanging gutter, drip edge and fascia above unit 127. BMC 16.04.050(a)

Repair/replace the deteriorated patio at unit 128. BMC 16.04.040(c)

Repair/replace the deteriorated trim between entries 128. BMC 16.04.050(a)

Properly tuck point and secure the loose brick at the window of unit 129. BMC 16.04.050(a)

Repair/replace the deteriorated trim between entries 129 and 130. BMC 16.04.050(a)

Tuck point the crack and seal around the living room window at the SE corner of unit 130. BMC 16.04.050(a)

**Building 11:**

Tuck point the crack under the living room window/NE corner of the structure of unit 131. BMC 16.04.050(a)

Repair the concrete at the entry to unit 133. BMC 16.04.040(c)

Repair the concrete at the entry to unit 134. BMC 16.04.040(c)

Properly seal/caulk the openings/gaps around the sliding door of unit 135. BMC 16.04.050)

Repair/replace the patio for unit 136. BMC 16.04.040(c)

Replace the broken fence boards between units 137 and 138. BMC 16.04.040(g)

Eliminate the trip hazard in the patio for units 138 and 139. BMC 16.04.040(c)

Seal the crack at the entry door to unit 141. BMC 16.04.040(c)

Seal the crack at the entry door to unit 142. BMC 16.04.040(c)

Repair the concrete patio and properly seal the cracks for unit 143. BMC 16.04.040(c)

Repair the concrete patio and properly seal the cracks for unit 143. BMC 16.04.040(c)

**Building 12:**

Properly seal/caulk the openings/gaps around the sliding door of unit 147. BMC 16.04.050).

Patch the concrete patio at the slider of unit 149. BMC 16.04.040(c)

Eliminate the trip hazard at the slide of unit 150. BMC 16.04.040(c)

Repair the loose concrete and cracks in the patio at the slider of unit 152. BMC 16.04.040(c)

Eliminate the source and repair the wash out under the patio and AC pad for unit 153. BMC 16.04.050(c)

Repair/replace the deteriorated door trim of unit 154. BMC 16.04.050(a)

Repair the loose concrete and cracks in the patio at the slider of unit 156. BMC 16.04.040(c)

Repair the loose concrete and cracks in the patio at the slider of unit 157. BMC 16.04.040(c)

Repair/replace the deteriorated door trim of unit 159. BMC 16.04.050(a)

Seal the crack at the entry door to unit 159 and 160. BMC 16.04.040(c)

Repair/replace the deteriorated door trim of unit 160. BMC 16.04.050(a)

Eliminate the trip hazard in the sidewalk at the entry of unit 160. BMC 16.04.040(c)

Repair the brick at the lower NE corner of the slider of unit 162. BMC 16.04.050(a)

**Building 13**

Tuck point the crack above the living room window of unit 163. BMC 16.04.050(a)

Repair/replace the deteriorated trim around entry of unit 165. BMC 16.04.050(a)

Repair/replace the deteriorated trim around entry of unit 166. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the sliding door of unit 166. BMC 16.04.050).

Eliminate the source and repair the wash out under the patio and AC pad for unit 166. BMC 16.04.050(c)

Remove the vines/vegetation from the A/C unit of unit 166. BMC 16.04.040(e)

**Building 14:**

Tuck point the crack and secure the loose bricks under the living room window of unit 183. BMC 16.04.050(a)

Replace the missing downspout east of unit 186. BMC 16.04.050(a)

Repair the seal between the gable and the brick façade above entry to 187 and 188. BMC 16.04.050(a)

**Building 15:**

Properly seal/caulk the openings/gaps around the sliding doors and windows on the north side of the structure. BMC 16.04.050).

Secure the gable vent on the east end of the structure. BMC 16.04.050(a)

Repair the seal between the gable and the brick façade above entry to 195 and 196 BMC 16.04.050(a)

Repair the cracks in the patio of unit 199. BMC 16.04.040(c)

Repair the seal between the gable and the brick façade above entry to 199 and 200 BMC 16.04.050(a)

#### Other requirements

##### Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-26  
Address: 836 W. 6<sup>th</sup> Street  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: February 19, 2014 Cycle Inspection Completed  
October 22, 2014 Re-inspection Completed

This property, built in 1899 was previously granted a variance to the light and ventilation, and passing through a bedroom requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a light and ventilation, and passing through a bedroom requirement and the Building Code in place at the time of construction did not address light and ventilation, and passing through a bedroom; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-27  
Address: 1122 N. Madison St.  
Petitioner: HAND  
Inspector: Matt Swinney  
Staff Report: December 16, 2014      Cycle Inspection  
December 24, 2014      Received Appeal

This property was previously granted a variance to the bathroom ventilation requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom ventilation requirement and the Building Code in place at the time of construction did not address bathroom ventilation; therefore we are asking the Board to rescind this variance. The structure was built in 1945. The apartments were added in 1965.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-28

Address: 2115 E. 4<sup>th</sup> St.

Petitioner: HAND

Inspector: Norman Mosier

**Staff Report:**

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. The structure was built in 1952.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

*[Handwritten signature]*





City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition for Extension of Time**

Meeting Date: 18 February 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-026

Address: 2129 S. High St.

Petitioner: Laura Jesseph

Inspector: Michael Arnold

Staff Report: 31 October 2014 Cycle Inspection completed  
13 November 2014 Inspection Report mailed  
31 December 2014 Received Request for Extension of Time

Petitioner is requesting an extension of time due to a death in the family. They will make a decision on replacement or appeal for State Variance after services are complete. Monroe County records show this structure was built in 1999

Staff recommendation: Grant the Extension of Time

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 18 April 2015

Attachments: Application, Cycle Inspection



Application for Appeal  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

RECEIVED  
DEC 31 2014

BY: \_\_\_\_\_

**NOTE:** A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 2129 S. High St.

Petitioner's Name: Laura Jesseph

Address: 2131 Meadowbluff Ct.

City: Blngtn State: IN Zip Code: 47401

Phone Number:

Email Address:

8123330341

ljessoph@aol.com

Property Owner's Name:

Laura Jesseph

Address:

2131 Meadowbluff Ct.

City: Blngtn State: IN Zip Code: 47401

Phone Number:

Email Address:

812 333 0341

ljessoph@aol.com

Occupants:

3

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please check the petition type that you are requesting:

- ☒ An extension of time to complete repairs (Petition type TV)
- ☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ Relief from an administrative decision (Petition type AA)
- ☐ Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number 15-TV-29

**SEE REVERSE**

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Signature (required): Laura B. Jesseph

Name (please print): Laura Jesseph      Date: 12/30/14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

10501

OWNERS

=====

Laura Jesseph  
2131 Meadowbluff Ct.  
Bloomington, IN 47401

Prop. Location: 2129 S High ST, 2129 S High ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 10/31/2014  
Primary Heat Source: Gas  
Property Zoning: RS  
Number of Stories: 2

Inspectors: Mike Arnold  
Foundation Type: Slab  
Attic Access: N/A  
Accessory Structure: shed

Monroe County records show this structure was built in 1999. The minimum emergency egress requirements at the time of construction were as follows:

Height: 22 inches  
Width: 18 inches  
Sill Height: 44 inches  
Openable Area: 4.75 sq. ft.  
5.70 sq. ft. where removal of sash is utilized

**Interior:**

**Main Level:**

**Main Room (30-0 x 30-0):**

Replace the missing window crank. BMC 16.04.060(a) (Adjacent to the entry door).

Replace the missing junction box cover plate. BMC 16.04.060(b)

**Kitchen/Dining Room [(12-0 x 12-0)+(10-0 x 10-0)], Bathroom/Laundry Room:**

No violations noted

**Garage:**

Replace the missing outlet, switch and junction box cover plates. BMC 16.04.060(b)

**Bedroom (10-0 x 10-0):**

The **emergency egress** window does not meet the minimum requirements for a **one and two family dwelling** built in 1999:

<b>Clear height required:</b>	<b>22"</b>	<b>Existing height:</b>	<b>8"</b>
<b>Clear width required:</b>	<b>18"</b>	<b>Existing width:</b>	<b>31.25"</b>
<b>Maximum sill height:</b>	<b>44"</b> above finished floor	<b>Existing sill:</b>	<b>&lt;44"</b> aff
<b>Openable area required:</b>	<b>4.75sq. ft.</b>	<b>Existing area:</b>	<b>1.74 sq. ft.</b>
<b>5.70 where removal of sash is utilized</b>			

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the **window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance** with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at [www.in.gov/dhs/2375.htm](http://www.in.gov/dhs/2375.htm). Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

**Upper Level:****NW Bedroom (14-0 x 10-0):**

The **emergency egress** window does not meet the minimum requirements for a **one and two family dwelling** built in 1999:

<b>Clear height required:</b>	<b>22"</b>	<b>Existing height:</b>	<b>37.75"</b>
<b>Clear width required:</b>	<b>18"</b>	<b>Existing width:</b>	<b>20"</b>
<b>Maximum sill height:</b>	<b>44"</b> above finished floor	<b>Existing sill:</b>	<b>26.5"</b> aff
<b>Openable area required:</b>	<b>4.75 sq. ft.</b>	<b>Existing area:</b>	<b>5.24 sq. ft.</b>
<b>5.70 where removal of sash is utilized</b>			

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the **window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance** with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at [www.in.gov/dhs/2375.htm](http://www.in.gov/dhs/2375.htm). Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

**West Room (12-0 x 10-0):**

This room does not have an emergency egress opening and is not approved for sleeping purposes. BMC 16.04.020(a)

**Exterior:**

No violations noted

**Required Documentation:**

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspections or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)

A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050 and BMC 16.10.030(b)

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.050(d)

This is the end of this report.



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-30  
Address: 621 N. Adams  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: December 16, 2014 Completed Cycle Inspection  
December 31, 2014 Application for Appeal

This property built in 1920, was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-32

Address: 712 E 2<sup>nd</sup> St.

Petitioner: Thomas Essling

Inspector: John Hewett

Staff Report:      October 2, 2014      Cycle Inspection conducted  
                         October 14, 2014      Report was sent  
                         December 22, 2014      Mailed RV report  
                         January 5, 2015      Received appeal

The Cycle Inspection Report noted the garage roof was in disrepair. The petitioner has requested an additional 6 months to have the roof repaired.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

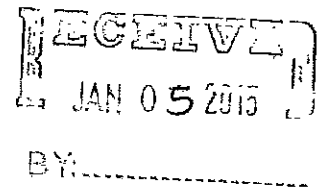
Compliance Deadline: July 18, 2015

Attachments: Cycle Inspection report.





Application for Appeal  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)



**NOTE:** A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

**Property Address:** 712 E. 2<sup>nd</sup> St., Bloomington, IN

**Petitioner's Name:** Thomas N. Essling

**Address:** 5159 E. 76<sup>th</sup> St.

**City:** Indianapolis **State:** IN **Zip Code:** 46250

**Phone Number:** 317-727-7824 **Email Address:** [esslingt@gmail.com](mailto:esslingt@gmail.com)

**Property Owner's Name:** Thomas N. Essling

**Address:** 5159 E. 76<sup>th</sup> St.

**City:** Indianapolis **State:** IN **Zip Code:** 46250

**Phone Number:** 317-727-7824 **Email Address:** [esslingt@gmail.com](mailto:esslingt@gmail.com)

**Occupants:** 4

**The following conditions must be found in each case in order for the Board to consider the request:**

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

**Please check the petition type that you are requesting:**

- ☒ An extension of time to complete repairs (Petition type **TV**)
- ☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)
- ☐ Relief from an administrative decision (Petition type **AA**)
- ☐ Rescind a variance (Petition type **RV**)

OFFICE USE ONLY

Petition Number

15-TV-32

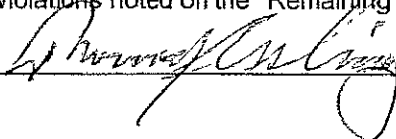
**SEE REVERSE**

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Requesting a 6 month extension to repair or replace the roof on carport/garage located in the rear of the property. The garage is not rented to the occupants and is currently not being used for storage.

Please note that all other violations noted on the "Remaining Violations Report " have been corrected .

**Signature (required):** \_\_\_\_\_



**Name (please print):** Thomas N. Essling

**Date:** 1-5-2015

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

2014

OWNERS

Essling, Thomas N.  
5159 E. 76th St.  
Indianapolis, IN 46250

Prop. Location: 712 E 2nd ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/4/5

Date Inspected: 10/02/2014  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

Inspectors: John Hewett  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: carport

Monroe County Assessor's records indicate this structure was built in 1899.  
There were no requirements for emergency egress at the time of construction.

Interior

Living room

15-8 x 12-0

No violations noted.

SE bedroom

12-1 x 12-7

Existing Egress Window Measurements:

Height: 24.5 inches

Width: 27 inches

Sill Height: 23 inches

Openable Area: 4.6 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

### Kitchen

8-8 x 9-0

Properly ground the electrical receptacle adjacent to the back door. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC 16.04.020(a)(5); 2009 IEC Article 406(D)(3)

### Basement

#### Main room

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

Correct the polarity of the electrical receptacle on the north ceiling. The hot and neutral conductors are reversed. BMC 16.04.060(b)

### Bathroom

No violations noted.

### 2<sup>nd</sup> Floor

#### Bathroom

No violations noted.

### NW bedroom

8-10 x 10-4

Existing Egress Window Measurements:

Height: 23.5 inches

Width: 29 inches

Sill Height: 24 inches

Openable Area: 4.7 sq. ft.

**Note:** These measurements are for reference only. There is no violation of the emergency egress requirements.

### NE bedroom

12-0 x 10-7

The window measurements are the same as noted above.

No violations noted.

SE bedroom

9-0 x 12-3

The window measurements are the same as noted above.

No violations noted.

Exterior

Repair the torn screens on the back porch. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)

This violation has a one-year deadline from the date of the Cycle Inspection.

Carport/garage

Repair the roof to be structurally sound and weatherproof. BMC 16.04.050(a)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-33

Address: 1202 S. Park Avenue

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1955 was granted a variance to minimum ceiling height, light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height, light and ventilation requirement and the Building Code in place at the time of construction did not address minimum ceiling height, light and ventilation; therefore the variance needs to be rescinded.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

203  
A



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-34

Address: 624 S. Fess Avenue

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1899 was previously granted a variance to the light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a light and ventilation requirement and the Building Code in place at the time of construction did not address light and ventilation; therefore the variance should be rescinded.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-35

Address: 1405 S. Rogers St.

Petitioner: HAND

Inspector: Dee Wills

Staff Report: December 15, 2014 Completed Cycle Inspection  
January 06, 2015 Application for Appeal

This property built in 1912, was previously granted a variance to the fuel-fired appliance in a bedroom requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a fuel-fired appliance in a bedroom requirement and the Building Code in place at the time of construction did not address fuel-fired appliances in a bedroom; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None





City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-36  
Address: 702 W. 11<sup>th</sup> St.  
Petitioner: HAND  
Inspector: Matt Swinney  
Staff Report: December 24, 2014      Cycle Inspection  
January 07, 2015      Received Appeal

This property was previously granted a variance to the bedroom and bathroom access requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bedroom and bathroom access requirement and the Building Code in place at the time of construction did not address bedroom and bathroom access; therefore we are asking the Board to rescind this variance. The structure was built in 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-37  
Address: 529 S. Washington St.  
Petitioner: HAND  
Inspector: Norman Mosier

**Staff Report:**

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. The structure was built in 1899.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-38  
Address: 748 S. Morton Street  
Petitioner: HAND  
Inspector: Jo Stong  
Staff Report: January 7, 2015: Conducted cycle inspection  
January 8, 2015: Received appeal

This property was previously granted a variance to the minimum room width requirements of the Property Maintenance Code for the northwest bedroom (11-0 x 6-5). The Residential Rental and Lodging Establishment Inspection Program does not include room width requirements and the Building Code in place at the time of construction (1835) did not address room width requirements; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

210  
A



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete the repairs.

Petition Number: 15-TV-39

Address: 812 & 814 N. Washington St.

Petitioner: Ryan Cobine

Inspector: John Hewett

Staff Report:      October 3, 2014      Cycle Inspection  
                         October 13, 2014      sent report  
                         December 12, 2014      Re-inspection scheduled for 01/27/2015  
                         January 8, 2015      received appeal

The petitioner has asked for a 90 day extension of time for the following items.

1. Sidewalk repair
2. Gutter repair and replacement

Staff recommendation: Grant the extension of time.

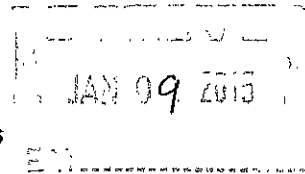
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 20, 2015

Attachments: Cycle Inspection report.



Application for Appeal  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)



**NOTE:** A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 812 - 814 N Washington St

Petitioner's Name: RYAN COBINE

Address: 328 S Walnut, Suite 6

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-8314 Email Address: [info@btownproperties.com](mailto:info@btownproperties.com)

Property Owner's Name: Chris Clark

Address: 800 N Washington St

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-322-1871 Email Address: [chris@chrisclarkrealtor.com](mailto:chris@chrisclarkrealtor.com)

Occupants: 3 / address (6 total)

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please check the petition type that you are requesting:

☒ An extension of time to complete repairs (Petition type TV)

☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

☐ Relief from an administrative decision (Petition type AA)

☐ Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number 15-TV-39

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Signature (required):

Ryan Cobine

Name (please print):

RYAN COBINE

Date: 1/5/2015

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

We request a 90-day extension for the following exterior items:

- Repair front sidewalks
- Repair damaged gutter on front porch of 812
- Replace missing gutters on house

We agree with the need but ask for more time so weather conditions are acceptable for pouring of concrete for sidewalk repair, and for work on the roof for the two gutter issues. In addition, for gutters we wish to install rounded, galvanized gutters more in character with the neighborhood, so vendor and product selection will take longer than with



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

2290

OWNERS

Clark, Christopher B.  
800 N. Washington Street  
Bloomington, IN 47408

AGENT

Schultz, Mark G.  
Po Box 8791  
Bloomington, IN 47407

Prop. Location: 814 N Washington ST, 812 N Washington ST  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 2/3/3

Date Inspected: 10/03/2014  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

Inspectors: John Hewett  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1925.  
There were no requirements for emergency egress at the time of construction.

Interior

812 N. Washington

Living room  
16-10 x 13-6

*Scheduled for Thurs.*

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Dining room

13-2 x 11-1

No violations noted.

Kitchen

12-2 x 9-2

No violations noted.

Basement

*Scheduled for today 1/27/15*

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

2<sup>nd</sup> Floor

Bathroom

No violations noted.

E bedroom

9-8 x 10-7

Existing Egress Window Measurements:

Height: 25.5 inches

Width: 29 inches

Sill Height: 24 inches

Openable Area: 5.14 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

Center bedroom

9-10 x 10-1

The window measurements are the same as noted above.

No violations noted.

W bedroom

14-7 x 11-2

The window measurements are the same as noted above.

No violations noted.

814 N. Washington



Living room

16-10 x 13-6

C Secure the loose backset on the doorknob. BMC 16.04.060(a)

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f) *Scheduled for Thursday*

Dining room

13-2 x 11-1

No violations noted.

Kitchen

12-2 x 9-2

C Repair/replace the stained ceiling tiles. BMC 16.04.060(a)

Basement

C Eliminate all unused openings in service panel/junction box, by installing approved rigid knockout blanks. BMC 16.04.060(c)

C Properly secure the wire and mount the junction box that is stuffed in the laundry chute. BMC 16.04.060(c)

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

*scheduled for today 1/27/15*

2<sup>nd</sup> Floor

Bathroom

No violations noted.

E bedroom

9-8 x 10-7

Existing Egress Window Measurements:

Height: 25.5 inches

Width: 29 inches

Sill Height: 24 inches

Openable Area: 5.14 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

Center bedroom

9-10 x 10-1

The window measurements are the same as noted above.  
No violations noted.

W bedroom

14-7 x 11-2

The window measurements are the same as noted above.  
No violations noted.

Exterior

C Replace the missing light fixture at the rear of 812 N. Washington. BMC 16.04.050(c)

Repair the front sidewalks to eliminate the trip hazard and to bring them to a proper state of repair.  
BMC 16.04.040(c)

Repair the damaged gutter on the front porch of 812 N. Washington. BMC 16.04.050(a)

Replace the missing gutters on the house. BMC 16.04.050(a)

Garage

No violations noted.

Other requirements

Required documentation:

C A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

C The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC 16.12.040 and 16.10.030(b)

Required documentation:

C Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.010(b), BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV- 41

Address: 425 N. Walnut St.

Petitioner: HAND

Inspector: Norman Mosier

**Staff Report:**

It was noted during the recent cycle inspection that the variance for the ground fault interrupting outlet requirement in the bathroom of unit # 3 has been resolved and is no longer needed; therefore HAND is requesting that the variance be removed.

Staff Recommendation: Rescind the variances.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-42

Address: 1529 W. 8<sup>th</sup> Street

Petitioner: HAND

Inspector: Jo Stong

Staff Report: This property was previously granted a variance to the minimum room width requirements of the Property Maintenance Code for the northwest bedroom (12-8 x 6-7). The Residential Rental and Lodging Establishment Inspection Program does not include a minimum room width requirement and the Building Code in place at the time of construction (1920) did not address minimum room width; therefore we are asking the board to rescind the variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-43

Address: 821 W. 1<sup>st</sup> Street

Petitioner: HAND

Inspector: Jo Stong

Staff Report: This property was previously granted a variance to the minimum room width requirements of the Property Maintenance Code for the south enclosed porch (15-0 x 6-6). The Residential Rental and Lodging Establishment Inspection Program does not include a minimum room width requirement and the Building Code in place at the time of construction (1927) did not address minimum room width; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

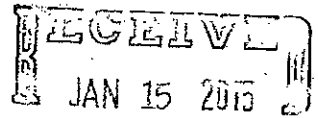
Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-44  
Address: 710 W. 3<sup>rd</sup> Street  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: January 12, 2015 Completed Cycle Inspection  
January 15, 2015 Application for Appeal

This property built in 1900, was previously granted a variance to the gas fired appliance in a sleeping room requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a gas fired appliance in a sleeping room requirement and the Building Code in place at the time of construction did not address a gas fired appliance in a sleeping room; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal



Application for Appeal  
To The \_\_\_\_\_ BY: \_\_\_\_\_  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 710 W 3<sup>rd</sup> Street

Petitioner's Name: HAND

Address: 401 W. Morton

City: Bloomington State: IN Zip Code: 47401

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Andrew & Jaree Ford

Address: 11 James Street

City: Greenville State: SC Zip Code: 29609

Phone Number: 812-322-7357 Email Address: jford@live.com

Occupants: \_\_\_\_\_

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type TV)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

C) Relief from an administrative decision (Petition type AA)

☒ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 15-RV-44

SEE REVERSE



Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Property was built in 1900.  
Rescind the Variance to  
the gas fired appliance in  
a sleeping room requirement

Signature (required):

Dee Wills

Name (please print):

DEE WILLS

Date:

1-15-15

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition for Extension of Time**

Meeting Date: 18 February 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-045

Address: 514 W. Kirkwood Ave.

Petitioner: Candi Mullis

Inspector: Michael Arnold

Staff Report: 04 February 2014 Cycle Inspection completed  
18 February 2014 Inspection Report mailed  
22 April 2014 Reinspection completed  
22 April 2014 Sent Temporary Permit  
19 December 2014 Sent Exterior Extension Reminder  
15 January 2015 Received Request for Extension of Time

Petitioner is requesting additional time to complete the exterior painting.  
This house is designated historic.

Staff recommendation: Grant the Extension of Time

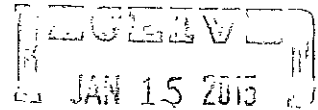
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 30 April 2015

Attachments: Application, Exterior Extension Report



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812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)



BY: \_\_\_\_\_

**NOTE:** A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 514 W Kirkwood Ave

Petitioner's Name: Candi Mullis

Address: 621 N Walnuts St, P.O. Box 1112

City: Bloomington State: In Zip Code: 47404

Phone Number: 812.339.2115 Email Address: [cmullis@parkermgt.com](mailto:cmullis@parkermgt.com)

Property Owner's Name: Debra & Ron Parker- Hawkins

Address: 35501 S HWY 1 Unit #55

City: Gualala State: Ca Zip Code: 95445

Phone Number: 812.322.1100 Email Address:

Occupants: David Macek, Ryann Eastmann, Kaitlin Parnell, Heidi Nuest, Josephine Hunckler

**The following conditions must be found in each case in order for the Board to consider the request:**

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

**Please check the petition type that you are requesting:**

- ☒ An extension of time to complete repairs (Petition type TV)
- ☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ Relief from an administrative decision (Petition type AA)
- ☐ Rescind a variance (Petition type RV)

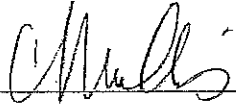
OFFICE USE ONLY

Petition Number 15-TV-45

**SEE REVERSE**

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Signature (required):



Name (please print): Candi Mullis

Date: 01/24/15

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



January 12, 2015

City Of Bloomington  
Housing and Neighborhood Development  
P.O. Box 100  
Bloomington, Indiana 47402

To Whom It May Concern:

Enclosed you will find the Application for Appeal and the \$20.00 filing fee for 514 W Kirkwood Ave..

A cycle inspection was conducted on February 4, 2014. All violations have been corrected except for the exterior painting. With the weather below freezing we cannot do the exterior painting. The house was scheduled to have vinyl siding installed but with it being designated as a Historical Building, we cannot put vinyl siding on it to prevent the future exterior painting.

I am asking for a new exterior painting deadline of April 30, 2015.

For the reason stated above we are requesting the extension of time.

Yours Truly,  
Candi Mullis  
Maintenance Coordinator  
Parker Real Estate Mgt.  
cmullis@parkermgt.com  
812-339-2115



City of Bloomington  
Housing and Neighborhood Development

DEC 19 2014

Exterior Extension Reminder Report

1797

OWNERS

=====

Parker-Hawkins, Debra & Ron  
35501 S. Hwy 1 55  
Gualala, CA 95445

AGENT

=====

Parker Real Estate Management  
P O Box 1112  
Bloomington, IN 47402

Prop. Location: 514 W Kirkwood AVE

Number of Units/Structures: 4/1

Units/Bedrooms/Max # of Occupants: 2/1/5 2/Bed/5

Date Inspected: 02/04/2014

Primary Heat Source: Gas

Property Zoning: CG

Number of Stories: 2

Inspectors: Mike Arnold

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

**This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 14 February 2015.**

If you have made all of the repairs on this report, contact our office immediately to schedule the required drive-by re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

**Exterior:**

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)  
(This item has a deadline of 14 February 2015).



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-46

Address: 301 E. University Street

Petitioner: Michael Ausbrook

Inspector: Jo Stong

Staff Report: September 27, 2013: Conducted cycle inspection  
November 1, 2013: Sent report  
January 24, 2014: Sent Remaining Violations report  
March 4, 2014: Legal letter sent to owner  
April 29, 2014: Conducted reinspection. All but exterior in compliance.  
April 30, 2014: Issued temporary permit, expired September 27, 2014  
September 25, 2014: Owner called re: temporary permit—stated he thought only an exterior post needed repair. Explained that painting was not finished.  
October 9, 2014: Owner stated he needed someone with scaffolding to complete painting. Advised him to apply for extension of time.  
October 28, 2014: Legal letter sent to owner.  
January 15, 2015: Received appeal

During a cycle inspection of the above property it was noted that the structure had chipping, peeling and missing paint on its exterior, which is a violation of the Residential Rental Unit and Lodging Establishment Inspection Program. The petitioner is requesting an extension of time to complete the painting, citing weather and equipment (painting is on second level) as reasons for delay.

Staff recommendation: Grant the extension of time

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 15, 2015

Attachments: Cycle report, appeal, photos



Application For Appeal  
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P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
hand@bloomington.in.gov

RECEIVED  
1-15-15

Property Address: 301 EAST UNIVERSITY AVE.

Petitioner's Name: MICHAEL AUSBROOK

Address: 1109 S. PACHER AVE

City: BLOOMINGTON State: IN ☒ Zip Code: 47401

Phone Number: 812-322-8218 E-mail Address: MAUSBROOK@GMAIL.COM

Owner's Name: SALE

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ☒ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Occupants: Alyssa Rutledge

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: TV ☒

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

Petition Number: 15-TV-46



In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
  - 1. Specify the items that need the extension of time to complete.
  - 2. Explain why the extension is needed.
  - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
  - 1. Specify the code reference number you are appealing.
  - 2. Detail why you are requesting the variance.
  - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
  - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
  - 1. Detail the existing variance.
  - 2. Specify the reason the variance is no longer needed.

1. Painting of soffits for which scaffolding is required
2. The painting of the lower soffits on the building was accomplished before the weather turned cold. I could not find someone with the equipment necessary to reach the very high soffits before the weather turned cold
3. I am requesting until April 15, 2015, in which to have the upper soffits painted

Signature (Required):

*Michael Austine*

Name (Print):

Michael Austine

Date:

1/15/2014

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



**City of Bloomington**  
**Housing and Neighborhood Development**

**Cycle Inspection Report**

1844

**OWNERS**

Ausbrook, Michael  
1109 S. Palmer Avenue  
Bloomington, IN 47401

Prop. Location: 301 E University ST  
Number of Units/Structures: 3/1  
Units/Bedrooms/Max # of Occupants: 1/1/5 1/1/5 1/2/5

Date Inspected: 09/27/2013  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 2

Inspector: Jo Stong  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1899.  
There were no requirements for emergency egress at the time of construction.

**INTERIOR:**

**Note:** Room dimensions are in the file and are not included in this report.

**Unit #1**

**Entry:**

Repair the broken frame securing the screen on the screen door. BMC 16.04.050(a)

**Living Room:**

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Repair the northwest window to latch securely. BMC 16.04.060(b)

Dining Room, Hallway, Kitchen:

No violations noted.

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Bedroom:

Existing Egress Window Measurements (awning, pushes out from bottom)::

**Height: 8 ½ inches between bottom of window and ledge**

Width: 38 inches

Sill Height: 59 ¼ inches

**Openable Area: 2.07 sq. ft.**

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.020

**Unit #2**

Kitchen, Hallway, South Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 23 ½ inches

Width: 25 inches

Sill Height: 24 ½ inches

Openable Area: 4.08 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

East Bedroom/Living Room, West Bedroom/Living Room:

No violations noted.

Existing Egress Window Measurements for both rooms:

Height: 22 inches

Width: 24 ¾ inches

Sill Height: 24 ½ inches

Openable Area: 3.78 sq. ft.

**Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**

Bathroom:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

**Unit #3**

Entry:

Replace the torn door screen. BMC 16.04.050(a)

Living Room, Kitchen, Bath, Laundry:

No violations noted.

Bedroom:

Repair the south and west windows to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

**GARAGE**

No violations noted.

**BASEMENT**

Replace the missing light switch cover plate in the stairwell. BMC 16.04.060(b)

Properly seal all holes and openings in the HVAC supply duct in the stairwell. BMC 16.04.060(c)

Eliminate all unused openings in the electric service panel for apartment #2 by installing approved rigid knockout blanks. BMC 16.04.060(b)

Repair the faucet on the post near the northwest corner to eliminate the constant dripping. BMC 16.04.060(c)

Eliminate the standing water in the basement, and clear the drain pipe of any blockage. BMC 16.04.060(b)

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Thoroughly clean and service the furnace. Inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:

0 parts per million (ppm)

Acceptable level in a living space: 9 ppm  
Maximum concentration for flue products: 50 ppm BMC 16.01.060(f) and 16.04.060 (c)

### **EXTERIOR:**

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Properly repair the roof over the garage. BMC 16.04.050(a)

Properly anchor the post for the back (south) porch roof. BMC 16.04.050(b)

Properly seal all cracks in exterior walls (north of the east door; garage walls; missing mortar on exterior walls). All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. BMC 16.04.050(a) and BMC 16.04.060(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (around windows; soffits; etc). BMC 16.04.050(e)  
(the painting violation has a **one-year deadline** from the date of the cycle inspection)

### **OTHER REQUIREMENTS:**

#### **Required documentation:**

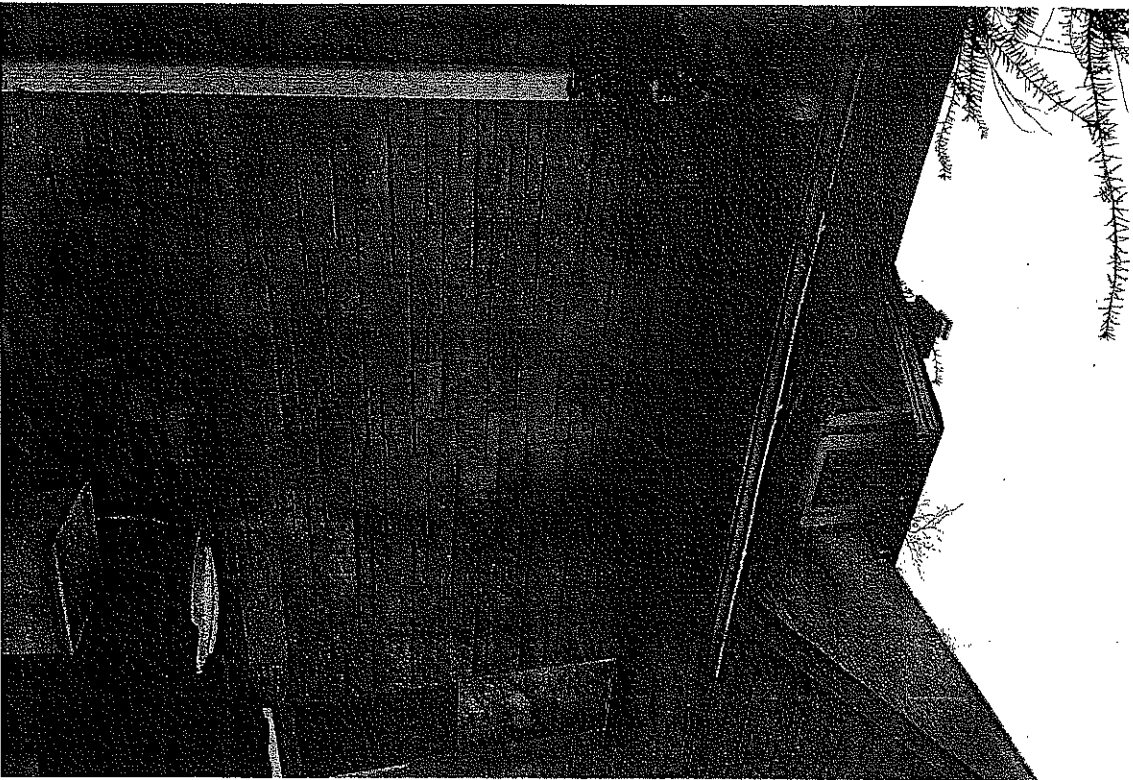
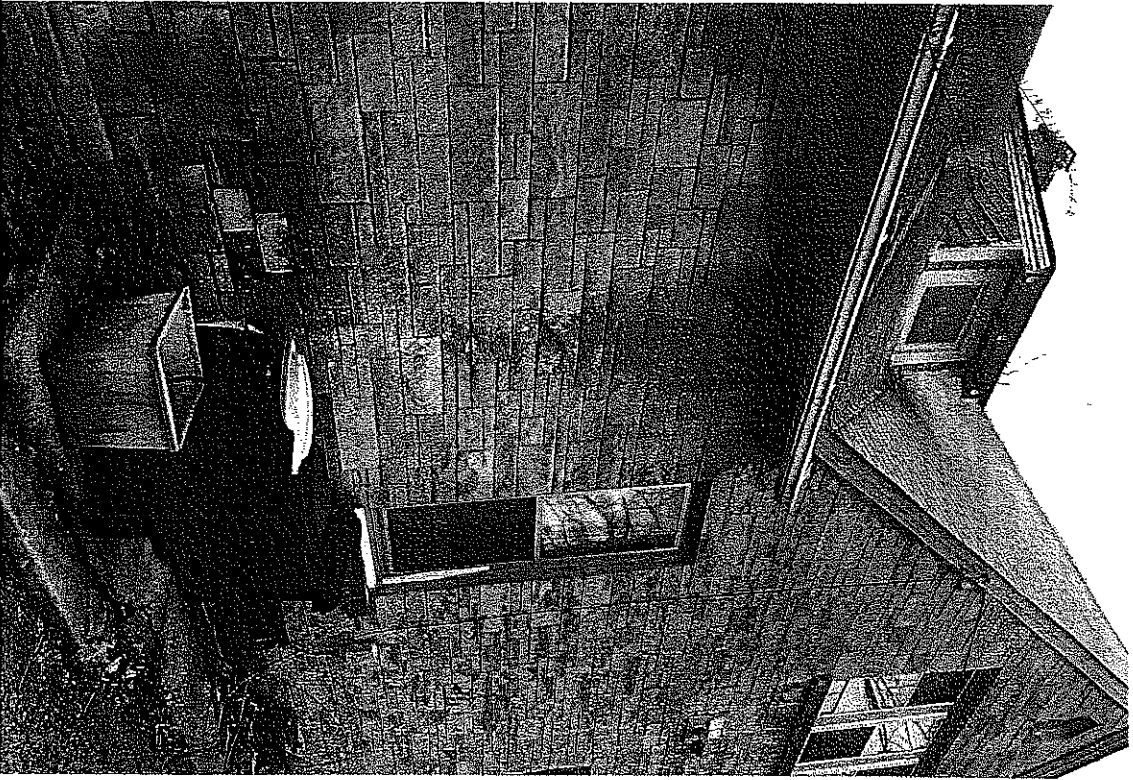
A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC16.03.060(c), BMC16.10.030(b)

#### **Required documentation:**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner shall at that time jointly complete an inventory and damage list, and this shall be signed by the owner and at least one tenant. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC 16.03.050(e), BMC 16.10.030(b)

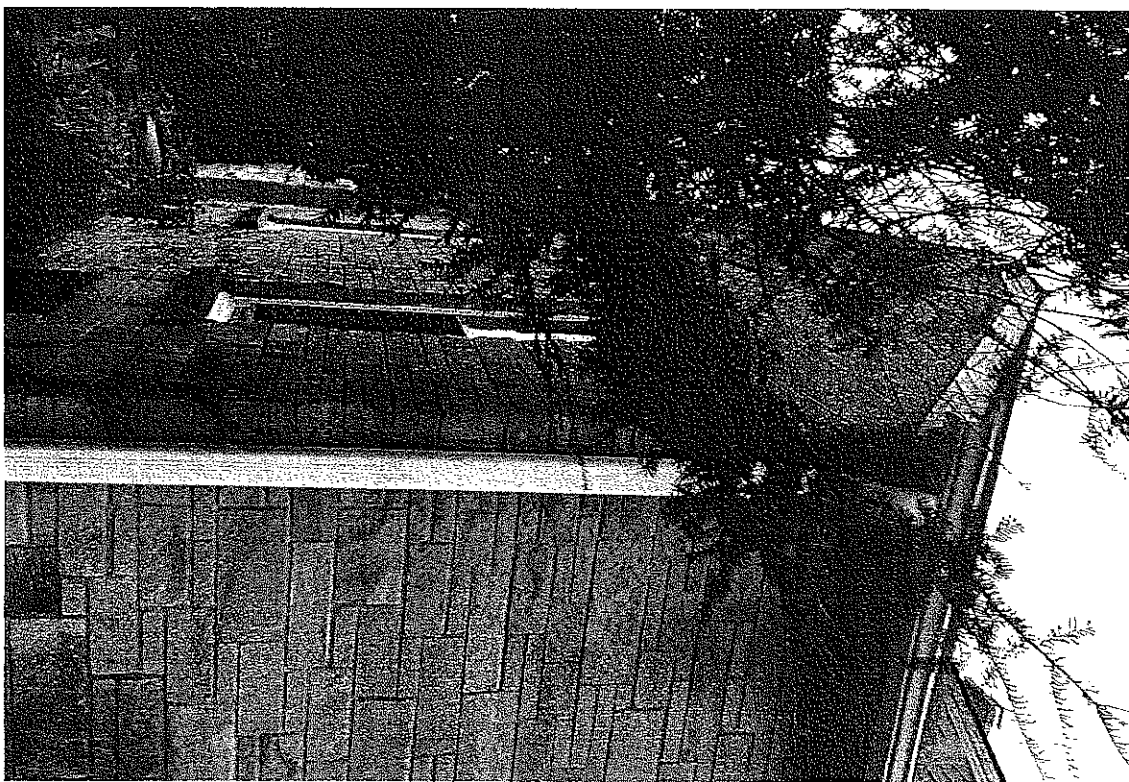
When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.  
This is the end of this report.



12.10.14

55



12.10.14 JS



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-47  
Address: 427 S. Henderson  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: January 06, 2015 Completed Cycle Inspection  
January 15, 2015 Application for Appeal

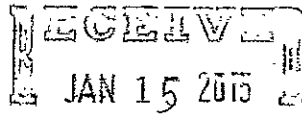
This property built in 1962, was previously granted a variance to the sill height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a sill height requirement and the Building Code in place at the time of construction did not address sill height; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal





BY: \_\_\_\_\_

Application for Appeal  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 427 S. Henderson

Petitioner's Name: HAND

Address: 401 N. Marton

City: Bloomington State: IN Zip Code: 47401

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Donald M. Collier

Address: 400 E. 3rd St. Suite 1

City: Bloomington State: IN Zip Code: 47401

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: \_\_\_\_\_

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type TV)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

C) Relief from an administrative decision (Petition type AA)

☒ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 15-RV-47

SEE REVERSE

Please provide details regarding your request below, you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Rescind the Variance to the  
Sill Height requirements for the  
basement windows

Signature (required):

Dee Wills

Name (please print):

DEE WILLS

Date:

1-13-2015

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-48  
Address: 1206 S. Madison St.  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: January 07, 2015 Completed Cycle Inspection  
January 13, 2015 Application for Appeal

This property built in 1925, was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal



RECEIVED  
JAN 20 2015

Application for Appeal  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 1206 S Madison St.

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: IN Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Jill Snyder

Address: 3610 S. Leonard Springs Rd.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 339-8398 Email Address: 80Lad@prodigy.net

Occupants: 806

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- ☒ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 15-RV-48

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Repeal the Variance to the ceiling  
height requirements

Signature (required):

Dee Wilks

Name (please print):

DEE WILKS

Date:

1-13-2015

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-49

Address: 3416 – 3418 S. Kennedy Drive

Petitioner: Suzanne Peperak

Inspector: Dee Wills

Staff Report: August 06, 2014 Completed Cycle Inspection  
January 02, 2015 Completed Re-inspection  
January 22, 2015 Received Application for Appeal

Petitioner is requesting an extension of time to replace the patio door and for the exterior drive concrete repairs. Due to the winter temperatures they are unable to complete the work at this time.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Patio Door Replacement: April, 01, 2015  
Concrete Drive Replacement: June 01, 2015

Attachments: Remaining Violations Report, Application for Appeal



Application for Appeal  
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P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

RECEIVED  
JAN 28 2015

BY: \_\_\_\_\_

**NOTE:** A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 3418 and 3416 S. Kennedy Drive, Bloomington, IN 47401

Petitioner's Name: Suzanne Peperak as agent for Nextwave Apartment Homes

Address: 3755 E. 82<sup>nd</sup> Street, Suite 300

City: Indianapolis State:IN Zip Code: 46240

Phone Number: 317-845-4171 ext. 2438 Email Address: [suzanne@barrettandstokely.com](mailto:suzanne@barrettandstokely.com)

Property Owner's Name: Willow Court LLC; Nextwave Management Group LLC

Address: 505 N. Walnut Street

City: Bloomington State:IN Zip Code: 47404

Phone Number: 812-339-0799 Email Address: [manager@nextwaveapts.com](mailto:manager@nextwaveapts.com)

Occupants: #3418: 3 occupants, #3416: 2 occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please check the petition type that you are requesting:

- ☒ An extension of time to complete repairs (Petition type TV)
- ☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ Relief from an administrative decision (Petition type AA)
- ☐ Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number

15-TV-49

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Unit #3418 has been inspected by our construction manager and we have approved the patio door for replacement. Winter weather has delayed this replacement and we are requesting an extension of time through April 1, 2015. We have solicited bids for this replacement and anticipate receiving those bids by February 10, 2015 and will make a decision on contractor at that time.

The driveway shared by units #3418 and #3416 has been inspected by our construction manager and we have approved replacement of the driveway, however the concrete cannot be replaced due to winter temperatures. We are requesting an extension of time through June 1, 2015. We have solicited bids for this replacement and anticipate receiving those bids by February 10, 2015 and will make a decision on contractor at that time.

Signature (required):

Suzanne Peperak AS AGENT FOR OWNER  
WILLOW COURT LLC

Name (please print): Suzanne Peperak

Date: January 19, 2015

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.





City of Bloomington  
Housing and Neighborhood Development

JAN 09 2015

Remaining Violations Report

5192

OWNERS

Jacobs, John  
505 N Walnut Street  
Bloomington, IN 47404

AGENT

Nextwave Apartment Homes  
505 N. Walnut St.  
Bloomington, IN 47404

Prop. Location: 3418 S Kennedy DR, 3416 S Kennedy DR  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 2/3/5  
Date Inspected: 08/06/2014  
Primary Heat Source: Electric  
Property Zoning: RM  
Number of Stories: 1

Inspectors: Dee Wills  
Foundation Type: Slab  
Attic Access: Yes  
Accessory Structure: None

**REINSPECTION REQUIRED**

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

**Unit # 3418**

**Kitchen (16-5 x 9-1)**

Repair/replace the damaged sliding glass door. BMC 16.04.060(a)

**EXTERIOR**

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Engineering Department at 349-3417 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. Properly repair the sidewalk to be flush and prevent possible accidents. BMC 16.04.040(c)

**Other requirements**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

**This is the end of this report.**